

## 5. Review of 1999 Housing Element

Before devising a new five-year housing plan for the 2005-2010 Housing Element, the City reviewed the housing programs contained in the 1999 Housing Element for effectiveness and continued appropriateness. Appendix B provides a program-by-program discussion of achievements since 1999. The continued appropriateness of each program is also noted. Section 6, Housing Plan, of this 2005-2010 Housing Element was developed based on this program-by-program review of the 1999 Housing Element, assessment of current demographic and housing conditions in the community (Section 2), resources available (Section 3), and constraints present (Section 4). The following summarizes the achievements of the 1999 Housing Element in terms of housing constructed and preserved.

### A. Housing Construction and Progress toward RHNA

The following **Table 5-1** summarizes the City's progress in housing construction from July 1, 1999 to June 30, 2005. Overall, the City's housing production exceeded the RHNA by 36 percent. With the City's highly successful Inclusionary Housing program, the City was able to produce 1,185 lower income units – an accomplishment few jurisdictions in San Diego County are able to claim.

**Table 5-1**  
**Progress toward Meeting the RHNA: 1999 - 2005**

<b>Fiscal Year</b>	<b>Very Low Income</b>	<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income*</b>	<b>Total</b>
1999 - 2000	23	159	42	1,690	1,914
2000 - 2001	138	158	94	1,707	2,097
2001 - 2002	17	106	75	1,262	1,460
2002 - 2003	0	69	0	656	725
2003 - 2004	0	50	53	488	591
2004 - 2005	85	380	197	1,048	1,688
<b>Total</b>	<b>263</b>	<b>922</b>	<b>461</b>	<b>6,851</b>	<b>8,475</b>
RHNA	1,710	1,417	1,436	1,591	6,214
% of RHNA	15.4%	65.0%	32.0%	426.2%	136.4%

\* Number of units in Above Moderate Income includes 70 units for which the income affordability could not be determined. Conservatively, these units are assumed to be affordable only to above moderate income households.

### Housing in the Coastal Zone

Pursuant to State law, the City monitors housing activities in the Coastal Zone. According to State law, coastal zone demolitions that meet the certain criteria are not required to be replaced. One of these criteria is the demolition of a residential structure containing less than three dwelling units or the demolition of multiple residential structures containing 10 or fewer total dwelling units. A

total of 23 units have been demolished in Carlsbad's Coastal Zone during the 1999-2005 period. Among these units, none was subject to replacement requirements.

The City's Inclusionary Housing program has caused many affordable units to be constructed in the Coastal Zone or within three miles of the Coastal Zone. Detailed in **Table 5-2** is a cumulative tabulation of the housing units constructed and demolished in the Coastal Zone from 1991 to 2005. Between 1999 and 2005, 7,583 housing units were added to the Coastal Zone, of which 75 (or 10 percent) were affordable to lower-income households.

**Table 5-2**  
**Coastal Zone Residential Development**

Single-family		Multifamily		Mobile Homes	Demolitions	Affordable Units
Attached	Detached	2-4 units	5+ units			
1991-1999 (July 1, 1991 to June 30, 1999)						
134	2,041	307	366	0	16	344
1999-2005 (July 1, 1999 to June 30, 2005)						
60	2,381	305	4,837	0	8	456*

\*Includes 17 second dwelling units

Source: City of Carlsbad PERMITS Plus System, 2007

## B. Housing Preservation

Overall, the City's housing stock is new and in good condition; therefore, housing preservation activities focused primarily on preserving the affordability of the units. Between 1999 and 2005, the City implemented the following preservation programs:

- Condominium Conversion – Condominium conversions resulted in the loss of 30 rental units; however, the City collected \$135,450 in Inclusionary In-Lieu Fees, which will be used to provide affordable housing in the City to replenish the rental housing stock.
- Mobile Home Park – The City assisted in the tenant purchase of one mobile home park.
- Acquisition and Rehabilitation – The City assisted in the acquisition and rehabilitation of one rental property consisting of 75 units (Tyler Court), which preserved units for individuals with extremely low and very low incomes.

## **C. Eligibility for Self-Certification of 2005-2010 Housing Element**

Jurisdictions in the San Diego region are eligible to participate in the Self-Certification program of the Housing Element, provided that the jurisdiction meets its affordable housing production goals as assigned by SANDAG. To be eligible to self-certify the 2005-2010 Housing Element, the City of Carlsbad must provide a total of affordable housing units for 629 lower income households between 1999 and 2004. Specifically, the affordable housing production goals are divided into the following income groups:

Units affordable to extremely low-income households	170 units (27%)
Units affordable to very low-income households	201 units (32%)
Units affordable to low-income households	258 units (41%)

Between July 1, 1999 and June 30, 2004, the City of Carlsbad had already created 1,583 affordable housing opportunities/self-certification units for lower income households. The City exceeded its self-certification goals in all income categories. Based on this level of accomplishments, the City of Carlsbad is eligible to self-certify the 2005 Housing Element. See Appendix A for Records of Affordable Housing Production.